

# Hammock Creek Master Homeowners Association, Inc.

## **BOARD OF DIRECTORS BUDGET MEETING**

WEDNESDAY, NOVEMBER 16, 2022 AT 7:00 P.M.

### MINUTES

HAMMOCK CREEK GOLF CLUB  
2400 SW GOLDEN BEAR WAY  
PALM CITY, FL 34990

#### **CALL TO ORDER:**

The meeting was called to order at 7:03 p.m. by President and chair Frank De Cesare. Those Board members present to constitute a quorum were Frank De Cesare, Corey Hamlin, Chris Netska and George Sanders. Jon Whittemore was absent. Representing Advantage Property Management was Alicia Brown.

Board members introduced themselves to the residents in attendance.

#### **PROOF OF NOTICE:**

Alicia Brown provided Frank De Cesare the Affidavit of Mailing and reported that the meeting notices were posted November 2, 2022.

#### **APPROVAL OF MEETING MINUTES:**

Chris Netska made a motion to approve the minutes from May 17, 2022; Frank DeCesare seconded; all were in favor.

#### **TREASURERS REPORT:**

Chris Netska reported on the October 2022 financial. Report is attached and made part of the minutes.

Chris Netska made a motion to move any surplus from 2022 into the reserves; Frank DeCesare seconded; all were in favor.

Chris Netska made a motion to send account #8162 to the attorney to begin collections; Frank DeCesare seconded; all were in favor.

George Sanders made a motion to have Deborah Ross reach out to account #8182 regarding their default on their payment plan to bring back current; Frank DeCesare seconded; all were in favor.

#### **NEW BUSINESS:**

**Adopt 2022 Budget and Annual Assessment:** Chris Netska made a motion to approve the budget as mailed with the quarterly maintenance fees being \$113.00 per quarter; Frank DeCesare seconded; all were in favor.

**FINES:**

Chris Netska made a motion to approve of fines for the following residents pending final inspection; George Sanders seconded; all were in favor.

- 2800 SW Bear Paw Trail: Paver repairs
- 2233 SW Golden Bear Way: Paver repairs
- 4690 SW Hammock Creek Drive: Paver repairs
- 4794 SW Hammock Creek Drive: Paver repairs
- 4522 SW Long Bay Drive: Roof cleaning
- 4609 SW Long Bay Drive: Paver repairs
- 4762 SW Long Bay Drive: Paver repairs
- 2513 SW Mayacoo Way: Pavers repairs & Roof cleaning
- 2529 SW Park Meadow Trail: Roof cleaning
- 5020 SW Saint Creek Drive: Paver repairs

**WRITTEN CONSENTS:**

Chris Netska made a motion to ratify the following Unanimous Written Consents; Frank DeCesare seconded; all were in favor.

- Wolf’s Landscape & Maintenance: Yearly contract \$1,800
- Annual Flowers: \$950
- Appointment of Mike Valade to the ARB as Estates representative
- Timber Tree: removal of 3 dead Washingtonia palms along Golden Bear Way \$975

**NEXT BOARD MEETING:**

There was no meeting scheduled at this time.

**ADJOURNMENT:**

There being no further business to come before the board, Chris Netska made a motion to adjourn the meeting at 7:45 p.m.; Frank De Cesare seconded; all were in favor.

Respectfully Submitted:

Accepted by:

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Advantage Property Management

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For the Hammock Creek Master  
Homeowner’s Association, Inc.